

BOARD OF APPEAL REFERRALS

May 29, 1975

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 83 Leo Birmingham Parkway, Brighton
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 203-209 South Street, Jamaica Plain

MEMORANDUM

May 29, 1975

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TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing date: Not yet scheduled Petition No. Z-3322
Frank O. Cavaliere
660 Saratoga Street, East Boston
at Curtis Street

Three-story frame structure - local business (L-.5) district.

Purpose: to change occupancy from three-family dwelling to four-family dwelling.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. A dwelling converted for more families which does not meet the requirements of lot area and open space is forbidden in an L-.5 district.		
Section 14-2. Lot area for additional unit is insufficient.	1500 sf	0
Section 17-1. Open space is insufficient.	800 sf	102 sf

The first floor would be remodeled to accommodate two one-bedroom apartment units. The community has indicated no objection. Recommend approval with design review proviso.

VOTED: In reference to Petition No. Z-3322, brought by Frank O. Cavaliere, 660 Saratoga Street, East Boston, for a forbidden use and two variances for a change of occupancy from a three-family dwelling to a four-family dwelling in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.

Z-3322

660 SARATOGA ST.
(E.B.)



Board of Appeal Referrals 5/29/75

Hearing date: 6/10/75

Petition No. Z-3323

Kimon Sirafos

104-106 Bigelow Street, Brighton
near Charlesview Street

12,158 square feet of land - single-family (S-.5) district.

Purpose: to erect two-family dwelling.

Violations:

Required Proposed

Section 8-7. A two-family dwelling is forbidden in an S-.5 district.

Section 14-3. Lot width is insufficient. 60 ft. 50 ft.

Section 14-4. Street frontage is insufficient. 60 ft. 50 ft.

Section 18-1. Front yard is insufficient. 30 ft. 15 ft.

Violations would not have an adverse effect on surrounding one- and two-family neighborhood. Parking would be supplied. Recommend approval.

VOTED: In reference to Petition No. Z-3323, brought by Kimon Sirafos, 104-106 Bigelow Street, Brighton, for a forbidden use and three variances to erect a three-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Violations would not have an adverse effect on surrounding one- and two-family neighborhood.

Z-3323
104-106 BIGELOW ST.
(BRI.)



Board of Appeal Referrals 5/29/75

Hearing date: 6/10/75

Petition No. Z-3324
Christine Crowe
193 Fairmount Avenue, Hyde Park
near Highland Street

Three-story frame structure - single-family (S-.5) district.

Purpose: to legalize occupancy for three-family dwelling.

Violation:

Section 8-7. A three-family dwelling is forbidden in an S-.5 district.

Proposed multiple occupancy would be inconsistent with the single-family district. There is neighborhood opposition. Recommend denial.

VOTED: In reference to Petition No. Z-3324, brought by Christine Crowe, 193 Fairmount Avenue, Hyde Park, for a forbidden use to legalize occupancy for a three-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Proposed multiple occupancy would be inconsistent with the single-family district. There is neighborhood opposition.

Z-3324

FAIRMOUNT AVE.
(H. P.)



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Board of Appeal Referrals 5/29/75

Hearing date: 6/24/75

Petition No. Z-3326
Lawrence E. Varnum
48 Kingsland Road, West Roxbury
at VFW Parkway

Two-story frame structure - single-family (S-.5) district.

Purpose: to legalize existing above-ground swimming pool.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. A swimming pool must be more than four feet from every lot line.		
Section 19-6. Side yard is insufficient.	25 ft.	23 ft.
Pool is located three feet from rear property line. Minimal side yard deficiency has no apparent adverse effect on surrounding properties. <u>Recommend approval.</u>		

VOTED: In reference to Petition No. Z-3326, brought by Lawrence E. Varnum, 48 Kingsland Road, West Roxbury, for a forbidden use and a variance to legalize an existing above-ground swimming pool in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Proposal has no apparent adverse effect on surrounding properties.

Z-3326

48 KINGLAND RD.
(W.R.)

Board of Appeal Referrals 5/29/75

Hearing date: 6/24/75

Petition No. Z-3327
Israel and Minnie L. Prager
209 Newbury Street, Boston
near Exeter Street

Four-story structure - general business (B-4-70) district.

Purpose: to legalize existing free-standing sign.

Violation:

Section 11-2. A free-standing sign is not allowed in a B-4-70 district.

The V-shaped sign on the front lawn identifies the first-floor realty office. Staff recommends its removal; it is unattractive and contributes to existing sign pollution. Recommend denial.

VOTED: In reference to Petition No. Z-3327, brought by Israel and Minnie L. Prager, 209 Newbury Street, Boston, for a conditional use to legalize an existing free-standing sign in a general business (B-4-70) district, the Boston Redevelopment Authority recommends denial. The sign should be removed; it is unattractive and contributes to existing sign pollution.

Z-3327

209 NEWBURY ST.
(B.P.)

STOPCH

JAMES

OPA
MEMORIAL

MEMORIAL

EEGREN

DARKHORN

MARSHALL

COMMONWEALTH

COMMONWEALTH

PAPERING

PRINCE SCHOOL

NEARBY

COMMONWEALTH
MASSACHUSETTS
STATEMENT OF
TAXES

COPLEY
METHODIST
CHURCH

OLD SOUTH
CHURCH

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Board of Appeal Referrals 5/29/75

Hearing date: 6/24/75

Petition No. Z-3333
New Boston Television, Inc.
83 Leo Birmingham Parkway, Brighton
at Market Street

Television station (Channel 38) complex; manufacturing (M-1) district.

Purpose: to erect nine-foot-high chain link fence accessory to television studio.

Violation:

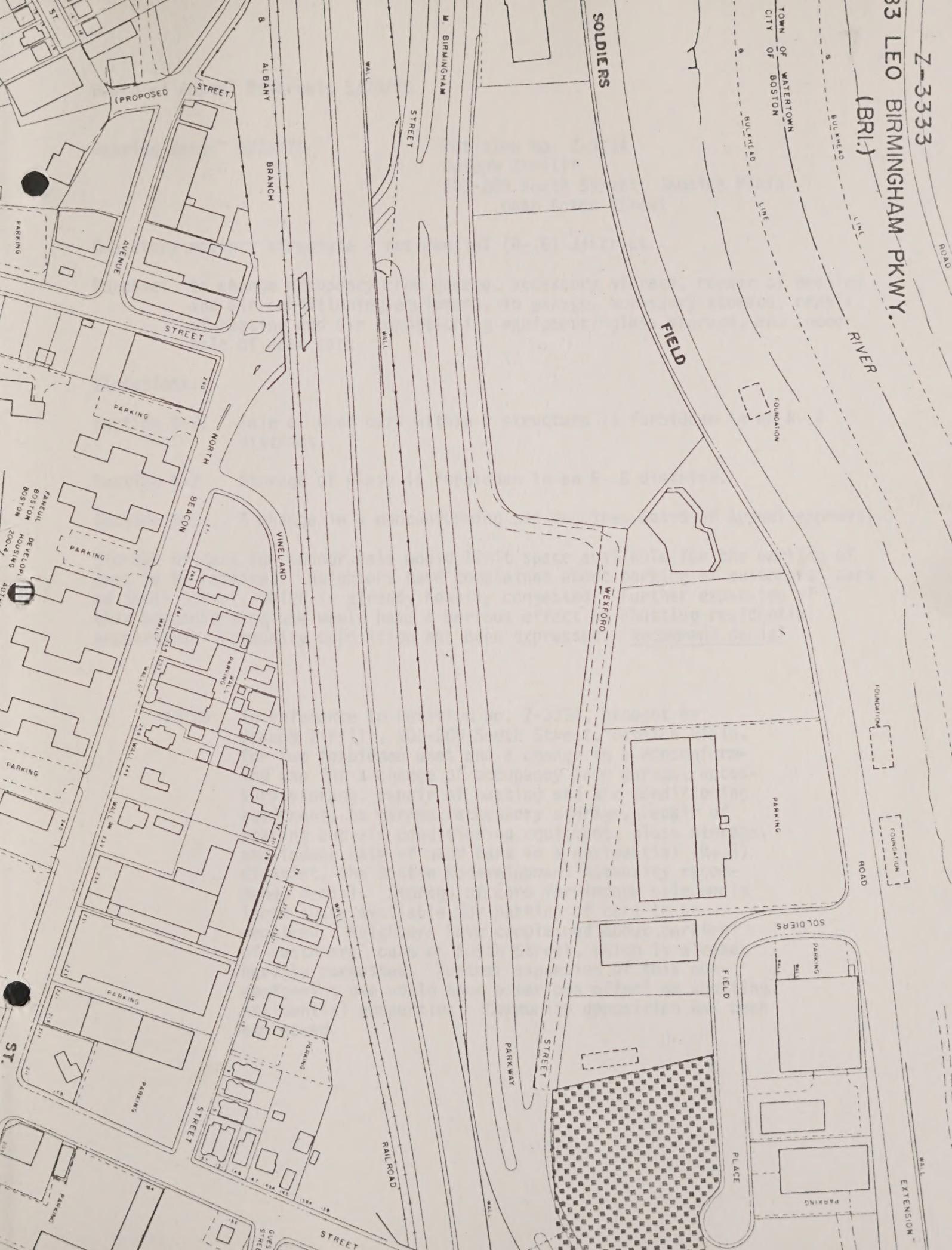
Section 20-7. Height of fence is excessive.

Fence has been erected at rear and side of property along Soldiers Field Road Place. It has no significant impact on this commercial area. Recommend approval.

VOTED: In reference to Petition No. Z-3333, brought by New Boston Television, Inc., 83 Leo Birmingham Parkway, Brighton, for a variance to erect a nine-foot-high chain link fence in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval. Fence has no significant impact on this commercial area.

Z-3333

BIRMINGHAM PKWY.
(BRI.)



Board of Appeal Referrals 5/29/75

Hearing date: 6/24/75

Petition No. Z-3334

Joseph Zirilli

203-209 South Street, Jamaica Plain
near Anson Street

One-story masonry structure - residential (R-.8) district.

Purpose: to change occupancy from garage, accessory storage, repair of heating and air conditioning equipment, to garage, accessory storage, repair of heating and air conditioning equipment, glass storage, and indoor sale of used cars.

Violations:

Section 8-7. Sale of used cars within a structure is forbidden in an R-.8 district.

Section 8-7. Storage of glass is forbidden in an R-.8 district.

Section 9-2. A change in a nonconforming use requires Board of Appeal approval.

Storage of cars for indoor sale would limit space available for the parking of cars to be repaired. Neighbors have complained about parking of customers' cars on South Street, which is already heavily congested. Further expansion of this nonconforming use would have a serious effect on abutting residential properties. Community opposition has been expressed. Recommend denial.

VOTED: In reference to Petition No. Z-3334, brought by Joseph Zirilli, 203-209 South Street, Jamaica Plain, for two forbidden uses and a change in a nonconforming use for a change of occupancy from garage, accessory storage, repair of heating and air conditioning equipment, to garage, accessory storage, repair of heating and air conditioning equipment, glass storage, and indoor sale of used cars in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Storage of cars for indoor sale would limit space available for parking of cars to be repaired. Neighbors have complained about parking of customers' cars on South Street, which is already heavily congested. Further expansion of this nonconforming use would have a serious effect on abutting residential properties. Community opposition has been expressed.

